

**Architectural Inventory Form**

(Page 1 of 8)

**I. IDENTIFICATION**

1. Resource number: **5BL1322**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Sherer House; Osborne House**
6. Current building name: **Francis / Branch House**
7. Building address: **210 4th Avenue**
8. Owner name: **Adam Francis & Elizabeth A. Branch**  
Owner address: **210 4th Avenue**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**NW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of section 3**  
Zone **13**  
Easting: **491788**  
Northing: **4445965**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **11, 12** Block: **48**  
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_ Determined Eligible - National Register
- \_\_\_\_ Determined Not Eligible - National Register
- \_\_\_\_ Determined Eligible - State Register
- \_\_\_\_ Determined Not Eligible - State Register
- \_\_\_\_ Needs Data
- \_\_\_\_ Contributes to eligible National Register District
- \_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):  
**Rectangular Plan**
15. Dimensions in feet: **864 square feet**
16. Number of stories: **1½**
17. Primary external wall material  
**Wood / Horizontal Siding**
18. Roof configuration (enter one):  
**Hipped Roof**  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Chimneys**  
**Dormers**  
**Porch**

22. Architectural style /  
building type:

**No Style / Vernacular**  
**Wood Frame Hipped-Roof**  
**Dwelling**

## **21. General Architectural Description**

Built circa 1902, the house at 210 4th Avenue is a 1½-story, rectangular shaped, hipped roof dwelling. The original building measures 30' N-S (deep) by 22' E-W (across), and includes a 10' by 8' enclosed front porch which is recessed under the house's southeast corner. An 8' by 20' shed-roofed addition to the north (rear) elevation, dates to sometime between 1930 and 1956. The house is supported by a low coursed sandstone foundation, and its exterior walls are clad with horizontal wood siding, over wood frame construction. The house is covered by a steeply-pitched hipped roof, covered with black asphalt shingles, and with boxed eaves. A large gable dormer, with two 1/1 double-hung sash windows, is located on the facade; a large shed dormer, with two sets of paired 4-light hopper windows is located on the east elevation. Two red brick chimneys, both with corbelled caps, are located near the roof ridge. A non-historic single-light fixed-pane window, flanked by two narrow 1/1 double-hung sash windows, is located on the south elevation. The home's windows, otherwise, are predominantly single and paired 1/1 double-hung sash with painted white wood frames and surrounds. A stained brown solid wood door, with a painted white wood screen door, leads into the enclosed front porch from a 2-step concrete stoop located at the south end of the east elevation. A rear entry door leads into the shed-roofed addition at the north end of the east elevation.

A garage is located immediately northeast of the house: one story rectangular plan; 16' N-S by 12' E-W; poured concrete slab foundation and floor; painted salmon color horizontal wood siding exterior walls, over wood frame construction; painted white 1" by 4" corner boards; moderately-pitched front gable roof, covered with asphalt shingles, and with exposed rafter ends. A set of paired vertical wood plank garage doors, side hinged with metal strap hinges, located on the south elevation, open onto an asphalt driveway which extends to 4th Avenue to the south.

## **22. Architectural style / building type:**

Please see front page.

## **23. Landscape or setting special features:**

This building is located on the north side of 4th Avenue, the second property west of Atwood Street, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

## **24. Associated buildings, features, or objects**

Garage

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate **1902**  
Actual

Source of information:

**"Town of Longmont, Colorado - Water Rent Collections", on file at the Longmont Archives, Longmont Museum; Longmont city directories.**

26. Architect:  
**unknown**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**W.A. Harper**

Source of information:  
**"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.**

#### **29. Construction History (include description and dates of major additions, alterations, or demolitions):**

Longmont water rent collection records indicate that this house was constructed in about 1902. Sanborn Insurance maps, and the Longmont city directories, document that the dwelling was definitely in existence by 1906. The garage was built in 1928 by Charles A. Painter. A building permit for its construction was issued on January 10, 1928. At some point between 1930 and 1956 (probably closer to 1930) an 8' by 20' shed-roofed addition was built onto the rear of the original structure. An August 1998 building permit to "redo all plumbing fixtures" was issued to plumbing contractor Professional Mechanical Inc.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Domestic / Single Dwelling**  
33. Current use(s): **Domestic / Single Dwelling**  
34. Site type(s): **Residence**

### **35. Historical Background**

The earliest known occupation of the residence at 210 Fourth Avenue is in 1906. The Longmont city Directory of that year shows that the home at this address was the residence of Mary Sherer and her children. Mary is listed as a widow, but no information is provided about her husband. Two older children are mentioned by name: Opal, and Siebert, whose occupation is given as "laborer." The Sherers apparently remained in Longmont for only a short time. The family was not listed in the 1903/04 directory, nor do they appear in the 1910/11 listings.

The next family to own 210 Fourth Avenue was the Painters. Charles A. Painter was a carpenter and contractor, responsible for constructing several residential dwellings in Longmont. Born March 9, 1881, in Stoutsville, Missouri, Charles Painter was raised in the nearby town of Shelbyville. His wife, Anna Mae (Bailey) Painter was born on January 28, 1881, in Monroe County, Missouri. The couple was married in Paris, Missouri on January 14, 1903. The Painters and their sons, Fields G. and Jack K., moved to Longmont in 1916, first residing in this home. In the late 'teens or early 1920s, the family moved to 402 Collyer Street, where Charles and Anna remained for the rest of their lives. However, the Painters continued to own this property at 210 Fourth Avenue until the 1940s, renting it out.

In the 1920s, the occupants were P.F. Ellenberger, followed by Raymond Purkhiser. In the 1930s, the property was the residence of Frank T. and Marie (Mary E.) Wilson. Frank Wilson was employed by the Great Western Sugar Company as a timekeeper. The Wilsons eventually moved to a home at 415 Baker Street, and were followed, in the late 1930s, by the Charles B. and Alpha M. Merritt family. Charles Merritt, Sr. worked as a salesman; interestingly, their son, Charles Jr., also worked as a timekeeper for the Great Western Sugar Company, during the 1950s. The Merritts remained here for only a few years, before Leroy and Catherine E. Lockwood rented the home. Leroy worked in construction, and became a fairly successful businessman. By the 1950s, he was a partner in Hayes Construction, and the family had moved to a larger home at 865 Francis Street.

Boulder County Assessor's Records show that in the mid- to late 1940s, Charles and Anna Painter sold this property, to John Evans, Jr. Only a few years later, the home had been purchased by William and Edna (Keele) Osborne. William T. Osborne worked for the city of Longmont for many years as the superintendent of the City Forestry Department. The family lived in this home for nearly thirty years, until Williams' death in January 1984. The property was then acquired by Dan N. and Florence (Worthley) Cantonwine. Dan and Florence were relative newlyweds, having been married in August 1980. The dwelling at 210 Fourth Avenue was their home for fifteen years. Finally, in April 1999, the current owners, Adam B. Francis and Elizabeth A. Branch, bought the property. In 2003, Adam and Elizabeth continue to occupy this home.

**36. Sources of Information**

"Anna Mae Painter." [obituary] *Longmont Times-Call*, October 10, 1978, p. 10.

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Charles A. Painter." [obituary] *Longmont Times-Call*, April 28, 1978, p. 14.

City of Longmont Building Permit files.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and June 1959.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

**xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

**xx** 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

**xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development**

40. Period of Significance: **ca. 1902-1953**

41. Level of Significance:

National:

State:

Local: **xx**

**42. Statement of Significance**

This property is historically significant relative to National Register Criterion A for its association with Longmont's residential development from circa 1902 through 1953. The house is also architecturally significant, under Criterion C, for its vernacular hipped-roof construction, which is little changed from its original appearance. The property's level of significance is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. However, because it displays a high level of integrity, the property may well qualify to be listed as a local landmark by the City of Longmont. In addition, the property could also qualify for listing in the National Register of Historic Places as a contributing resource within the boundaries of the Longmont East Side Historic District, if the district's boundaries were to be expanded. Currently, the property is located outside the district's boundaries.

**43. Assessment of historic physical integrity related to significance:**

This property displays an above average level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. There have been no additions, and no notable exterior alterations, to either the house or garage following the end of the period of significance.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this building would be considered a contributing resource within the newly formed boundaries.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-41**

Frame(s): **31-32**

Negatives filed at: **City of Longmont  
Department of Community Development, Planning Division  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **May 22, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**